
Residential Smoke Detector Requirements

Approximately 5000 people are killed and more than 40,000 are injured by residential fires each year. Most incidents occur at night while the victims are sleeping. When properly installed and maintained, the home smoke detector is one of the best and least expensive ways to provide early warning when a fire begins. **SMOKE DETECTORS SAVE LIVES.**

Within the City, smoke detectors are required for the following residential projects:

New Residence – Smoke detectors are required in all new residences. The building wiring with battery backup must provide the power for these smoke detectors. All smoke detectors shall be interconnected and sound an alarm audible in all bedrooms.

Residential Addition – When the valuation exceeds \$1000 and a permit is required, smoke detectors are required. Battery operated smoke detectors are acceptable throughout. However, if a new bedroom is part of the addition, the primary power by the building wiring is required, along with battery backup for that bedroom.

Residential Alteration – Kitchen/bath remodels, window replacements, structural pest control work and other interior alterations where the valuation exceeds \$1000 and a permit is required, battery operated smoke detectors shall be installed.

Re-roofing, chimney repairs, fencing, siding, decking and other exterior work, regardless of the valuation, do not require the installation of smoke detectors. Also furnace/ac and hot water heater replacements are exempt from the smoke detector requirements. For additional exemptions, contact a Development Services Center Staff member at 510-494-4460.

Required Locations - In sleeping rooms (bedrooms), at each floor level, centrally located in hallways that serve access to bedrooms, in new basements, on the ceiling at

close proximity to the stairway when bedrooms are located on upper floors and other locations according section 310.9 of the 1998 California Building Code.

Smoke detectors shall be in place and in operation at time of final approval. For proper installation of smoke detectors, follow the manufacture instructions.